

June 11, 2007

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV. 89101

**RE: Lot 6 of Queensridge Estates – Peccole West-Lot 11
Justification Letter for Special Use Permit**

Dear Sirs,

On behalf of Richard and Margueritte Hunter, owner of this property, I would like to request a Special Use Permit for side setback encroachment and an additional kitchen on Lot 6 of Queensridge Estates. The address of said parcel is 9401 Kings Gate Court and the Assessor Parcel Number is 138-31-710-006.

The residence proposed for this parcel is requesting an encroachment of 20 feet inside the side yard setback which has an original 30 feet setback. This encroachment is for the new proposed detach casita building. The proposed location is on the northeast side of the lot next to the existing sewer drainage easement. This new casita building will be use mainly for the house keeping help which does include an additional kitchen separated from the existing main house. At no time will this casita building be use as a rental property. The home owner wishes to place the building in this location on the lot first because this side of the lot will minimize the new constriction (being that this side has more adequate space), secondly it give the opportunity of maximizing the views and lastly it is next to the sewer drainage easement and not directly adjacent to any neighboring lots. We've gotten written approval of the Queensridge Owner Association which includes the consent of both home owners of lot 5 and 7 which are the adjacent lots next to this one. Attach are all supporting documents required. If you have any questions please feel free to call me.

We look forward to your approval of this Special Use Permit.

Thank you

Sincerely,


De'Aire Shannon
Residential Designer
(702) 592-2767
(702) 880-3222 Fax

**SUP-22580
REVISED
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